



County of Fairfax, Virginia

**Springfield District Land Use Committee Meeting
April 13, 7:00 p.m. Meeting Minutes
12000 Government Center Parkway, Fairfax, VA 22035,
Conference Rooms 4 & 5**

COMMITTEE MEMBERS PRESENT

Jeff Saxe, Chair
Mike DeLoose, Vice Chair
Mike Congleton
Tyna Gaylor
Philip Poole
Tony Wiley
Susan Yantis

COUNTY STAFF PRESENT

Marlae Schnare, Supervisor Pat Herrity's Office
Mary Ann Tsai, Fairfax County Planning & Zoning
Pete Murphy, Planning Commissioner, Springfield District

APPLICATION PRESENTED

Milestone Communications, LLC

SEA 91-S-031; Planning Commission public hearing scheduled for 6/17/15

Applicant: Milestone Communications in partnership with Verizon Wireless
Agent: Frank Stearns, Donohue and Stearns, PLC
Cris Hernandez, Donohue and Stearns, PLC
John Rupp, NB&C Engineering

**SUPERVISOR PAT HERRITY
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FAIRFAX COUNTY BOARD OF SUPERVISORS**
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The applicant is requesting approval of a special exception amendment to permit locating a 140 foot telecommunications facility (monopole) and associated equipment at the Virginia Electric and Power Company property at 12895 Clifton Creek Drive. The monopole will address a higher service level gap in coverage in this area, including the Town of Clifton. The site is 95 acres with an access entrance off of Clifton Creek Drive. Most of the site is in a conservation easement and a DVP power easement runs diagonally across the site. The site is heavily wooded and includes an 8-acre substation. The site of the monopole is immediately next to the substation against a wooded area. The compound will be 2400 square feet surrounded by an 8-foot security fence. The site will be monitored 24/7 from a remote location. A technician will visit the site every 6-8 weeks for routine maintenance and inspection.

Mr. Stearns provided coverage maps demonstrating the gap in coverage. Although the gap indicated does not mean that there is no service, the service is not at the level that Verizon seeks to provide. There is a need for more wireless coverage because of the demands from the consumer, especially with the downloading of data from devices like the iPad and tablets. Also, 70 percent of 9-1-1 calls come from wireless devices which contribute to the need for better service. Mr. Stearns provided simulations of the monopole and also simulations of a tree pole from several vantage points. It was noted that the Town of Clifton made a resolution advocating for a tree pole.

Comments from the public included concerns about the non-compliance of existing development conditions on the site. Examples included bright lights from the substation, traffic on the portion of Clifton Creek Drive that is private, including the parking of vehicles, and noise from traffic and activity on the site. Also, the community that lives on Clifton Creek Drive have concerns with added traffic to the already deteriorating Clifton Creek Drive that is public. The road is "torn to shreds" and is in dire need of repair. They believe any additional traffic resulting from the approval of this application will only further deteriorate the road. A few members of the public commented that the simulation of the tree pole was not what they had anticipated and although the Town has advocated for a tree pole, they would like an opportunity to view existing tree poles suggested

to them by Mr. Stearns. Some sites that were suggested included Thoreau MS, Stone MS, and Keytone Park. Mr. Stearns will provide a list of sites to the Town of Clifton representatives and others so they have a chance to see real tree poles, not just simulations.

Other community members asked about alternatives to this site within three miles. Mr. Stearns noted that this site was the only site that they had considered because it fit the network's needs to provide adequate coverage in the area surrounding the proposed site and also ensure adequate overlapping coverage between and among existing Verizon sites in the general area.

A motion was made and seconded to endorse the application as presented with the conditions that the existing special exception development conditions be reviewed for compliance and also that the applicant continue to work with the Town of Clifton representatives and others on acceptable monopole design. The motion passed unanimously.

The meeting adjourned at 7:45 pm.